



## **RS-2 – Residential Single-Family Low Density District**

### **Section 7-8-2 – Unified Development Ordinance City of Asheville Zoning Districts**

(a) *Purpose.* It is the intent of the RS-2 Residential Single-Family Low Density District to establish a low density for single-family dwellings and other compatible uses in recognition of environmental constraints such as, but not limited to, steep slopes, impervious soils, high water tables, and flooding. It is also the intent of this district to preserve the general welfare by protecting important resources such as, but not limited to, watersheds and view sheds. In addition to recognizing environmental constraints and preserving important resources, this district is also intended to stabilize and protect the district's residential character while promoting a suitable environment for single-family living.

(b) *Permitted uses.*

#### **Residential**

Dwellings, single-family detached

#### **Recreational**

Arboretums

Golf courses

Passive parks

Recreational uses, governmental

Recreational uses, related to residential development

#### **Public/semi-public**

Community centers

Fire/police stations

Libraries

#### **Other**

Cemeteries, columbariums

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements or a conditional use in the RS-2 Residential Single-Family Low Density District shall be prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

- Accessory apartments
- Accessory structures
- Adult day care homes
- Antenna
- Child day care homes
- Duplexes
- Family care homes
- Home occupations
- Homestays
- Places of worship
- Public utilities and related facilities
- Recreational uses, restricted to membership, non-profit
- Schools
- Vacation rentals
- Wireless telecommunication facilities, microcell
- Wireless telecommunication facilities, co-located

(e) *Conditional uses.*

- Ancillary non-residential uses in residential districts
- Development standard bonuses for residential zoning districts
- Duplexes
- Level III projects
- Quadrplexes
- Triplexes

(f) *Development standards.*

(1) *Density standards.* The maximum density per acre in the RS-2 District shall be two dwelling units.

(2) *Structure size standards.* None.

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- (3) *Lot size standards.* The minimum lot size in the RS-2 District shall be 20,000 square feet.
- (4) *Lot width standards.* Lots in the RS-2 District shall have a minimum width of 100 feet.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the RS-2 District.

*Front:* 35 ft.

*Side:* 10 ft.

*Rear:* 25 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the RS-2 District shall be 40 feet. An increase in height is allowed provided that for every one foot increase in height, all required minimum yards shall be increased by two feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking lots shall be permitted within any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in subsection 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided for new developments and expansions of existing developments as required by section 7-11-3.
- (13) *Design and operation standards.* None.

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- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2506, § 1, 8-11-98; Ord. No. 2527, § 1, 11-10-98; Ord. No. 2584, § 1(a), 6-22-99; Ord. No. 2663, § 1(a), 2-8-00; Ord. No. 2664, § 1(b), 2-8-00; Ord. No. 2735, § 1d., 8-22-00; Ord. No. 2871, § 1(a), 11-27-01; Ord. No. 2904, § 1(b), 3-12-02; Ord. No. 3031, § 1(a), 6-10-03; Ord. No. 3064, § 1(c), 10-14-03; Ord. No. 3083, § 1(a), 1-13-04; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3412, § 1(b), 12-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1, 2-12-08; Ord. No. 3643, § 1a, 7-22-08)